



Larkspur Way, Epsom

The **PERSONAL** Agent

£330,000

Leasehold

- First Floor Maisonette
- Two Double Bedrooms
- Newly Modernised Throughout
- Private Rear Garden
- 16ft Living/Dining Room
- Generous Kitchen
- Garage En Bloc & Parking
- Walking Distance Of Ewell West Station
- Ideal for Downsizer Or First Time Buyer
- Excellent School Catchment

The Personal Agent are pleased to present this spacious and bright first floor maisonette which has been thoroughly modernised throughout. Offering an abundance of hand built storage, new carpets throughout, 16ft lounge/diner, private rear garden and an allocated parking space with garage to the rear.

Such is the rarity of a first floor property like this becoming available we are recommending immediate inspection to fully appreciate the position, garden and internal layout this home has to offer.

The property comprises an entrance with stairs leading to the landing with doors to; 16ft rear aspect living/dining room, the bright double aspect kitchen comprises a range of eye and base level units with integrated hob and eye level oven with space for further utilities.



Two double bedrooms with ample built-in storage, the second bedroom also has an enclosed office area, the family bathroom completes the accommodation. From the hallway there is access to the useful loft space.

Outside there is access to an outside store utilising the understairs storage space, 37ft private rear garden which is mainly laid to lawn with a patio area ideal for outside dining, path, shed and planted borders. The property also boasts a garage en bloc with parking in front of it.

West Ewell is a well-rounded area offering a number of good local schools as well as access to Horton Country Park incorporating Horton Golf Club. To the North of the area lays the Hogsmill River with the Harrier Sports Centre aside it. The area offers a number of local shops.

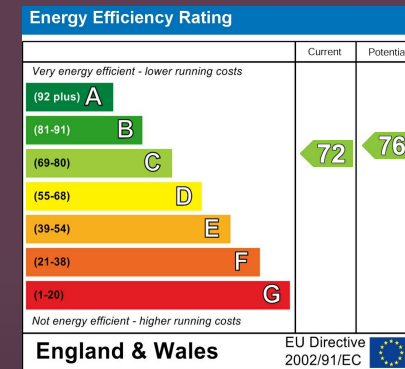
Ewell Village offers a variety of shops, restaurants, cafés and pubs. Bourne Hall hosts a public library, subterranean theatre, gymnasium, café, and local museum. It regularly holds gatherings such as the village fayre.

In the heart of the village lies the picturesque Hogsmill river leading up to the nature reserve. There are a range of popular local schools and of course both Ewell East and West stations with their excellent connections to London Waterloo and London Victoria.

Leasehold







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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

